144.0	0009	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	885,500	/	885,500
USE VALUE:	885,500	/	885,500
ASSESSED:	885,500	/	885,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHASE WILLIAM H & MARIE A
Owner 2:	
Owner 3:	
Street 1:	6 LONGFELLOW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2282 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6122.000	397,500	5,100	482,900	885,500
Total Card	0.141	397,500	5,100	482,900	885,500
Total Parcel	0.141	397,500	5,100	482,900	885,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.04 | /Parcel: 388.04

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

94659

GIS Ref

GIS Ref

Insp Date

02/19/18

!11294!

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0009-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	397,500	5100	6,122.	482,900	885,500		Year end	12/23/2021
2021	101	FV	386,100	5100	6,122.	482,900	874,100		Year End Roll	12/10/2020
2020	101	FV	386,100	5100	6,122.	482,900	874,100	874,100	Year End Roll	12/18/2019
2019	101	FV	287,100	5400	6,122.	452,700	745,200	745,200	Year End Roll	1/3/2019
2018	101	FV	287,100	5400	6,122.	374,300	666,800	666,800	Year End Roll	12/20/2017
2017	101	FV	287,100	5400	6,122.	344,100	636,600	636,600	Year End Roll	1/3/2017
2016	101	FV	287,100	5400	6,122.	313,900	606,400	606,400	Year End	1/4/2016
2015	101	FV	280,400	5500	6,122.	307,900	593,800	593,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:16:02

LAST REV

Date	Time
11/17/21	09:45:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11294

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12531-153		10/1/1973		35,000	No	No		N

USER DEFINED

Prior Id # 1:	94659
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
1/29/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6122		Sq. Ft.	Site		0	80.	0.99	9									482,928						482,900	

Total AC/HA:	0.14054	Total SF/SM:	6122	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	482,928	Spl Credit		Total:	482,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11012268
Const Adj.:	0.99989998
Adj $ / SQ:	144.302
Other Features:	112750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488385
Depreciation:	90840
Depreciated Total:	397545

COMMENTS

648-7733.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

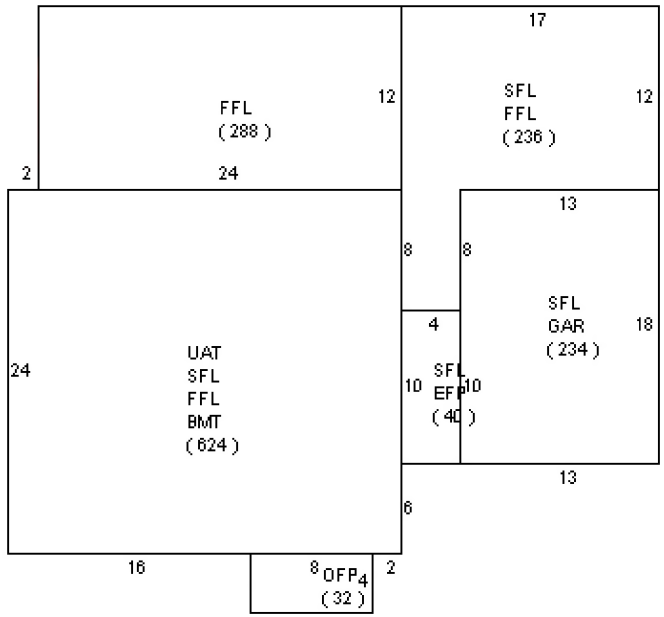
No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	144.30
Special Features:	0	Val/Su Net:	118.02
Final Total:	397500	Val/Su SzAd	174.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,148	144.300	165,658
SFL	Second Floor	1,134	144.300	163,638
BMT	Basement	624	43.290	27,013
GAR	Garage	234	25.680	6,009
UAT	Upper Attic	156	57.720	9,004
EFP	Enclos Porch	40	72.590	2,904
OFP	Open Porch	32	44.000	1,408
	Net Sketched Area:	3,368	Total:	375,634
Size Ad	2282	Gross Area	3836	FinArea 2282

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0009-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	10X18	A	AV	1985	39.24	T	27.2	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc